



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

March 2019

President's Report by Brian Bush

A new WIA Board of Directors has been elected for 2019. WIA residents are indeed fortunate that Peter Bille will remain as Vice-President, Lee Hanson will remain as Treasurer and Bert Jean will remain as Secretary/Director of Community Outreach. Per Suhr will be our Director of ACC, Rich Wretschko will be our Director of Common Areas, Brad Gleason will be our Director of Public Safety, Ed Miller will be our Director of Forestry and newly elected Tom Smith will be our Director of Covenants. My thanks to all of these outstanding individuals for volunteering their time and expertise to the Woodmoor Improvement Association.

By the time you read this, our ADA compliant bathroom in the Barn will have been completed and we should hopefully soon start the new WPS addition. As I indicated at our annual meeting, which had to be switched to the Barn at the last minute because of weather related school closures, one of our primary goals for 2019 will focus on firewise mitigation through courtesy inspections, free-to-residents chipping days and mitigation grants. We will also seek to increase and maintain our trails, be engaged with the Country Club at Woodmoor and NEPCO, continue digitizing our WIA files and enforce our covenants for the betterment of all WIA residents.

You'll also see two new WPS vehicles in service – one that USAA totaled as a result of it being hit by a drunk driver while our WPS officer was safeguarding first responders and the second one as part of our normal fleet rotation. We need to do this because WPS patrolling is hard on our vehicles but of tremendous benefit to our residents.

Finally, as Spring approaches and you start thinking about home projects, please remember to submit those projects to our ACC staff for pre-project approval so as to avoid a covenant violation. Most can be approved by our staff in the office. Additionally, while the vast majority of our residents put out their trash on requisite trash days and put their containers back upon completion of pick-up, a few of our residents spoil the neighborhood by leaving their containers out for extended periods of time. Please help keep our WIA beautiful by timely taking care of your trash containers. Thanks.



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March 2019

Annual Meeting Recap

The 2019 Annual Meeting was held at The Barn on Monday, January 28th. Unfortunately due to the weather, schools were closed, and we had to move the meeting from Lewis-Palmer Middle School. We still had an excellent turnout, with 77 residents attending.

The election results were as follows:

Brian Bush	591
Thomas Smith	587
Per Suhr	589

The District Wildlife Manager from Colorado Parks and Wildlife gave a great presentation on wildlife in Woodmoor. He reminded everyone that they should not be feeding them, as this does cause problems for the animals, as well as neighboring residents. The Walters Open Space Committee members gave a short presentation on their efforts to purchase the Walters property in South Woodmoor.

Vincent Elorie Award

The 2018 Vincent Elorie Award was presented to Lisa Hatfield at the February 27th Board Meeting, as she was unable to attend the Annual Meeting. Lisa was a Forestry volunteer for a couple of years, doing numerous lot evaluations. She is the editor of Our Community News, involved in fire mitigation efforts through her church, where she has helped many families perform mitigation that might not otherwise be performed. Lisa is involved in many different areas within the Tri-Lakes area, always keeping everyone informed about the latest news. She has provided and continues to provide outstanding service to the Woodmoor community.



Good Neighbor Award Winners



Jerry & Ramona Chavez
Jonathan & Marcy Deeds
Gordon & Melinda Reichal

The *Good Neighbor Award* was established in 2005 to recognize fellow residents whose generous neighborly deeds normally go unrecognized. The winners were mailed a \$50 gift card to Home Depot., as none were in attendance at the Annual Meeting. All have performed great services for fellow neighbors or for the Woodmoor Community as a whole. Thank you!!!



Board Reorganization Meeting

At the January 30th Special Board meeting, the officer and director positions were nominated and filled as follows for 2019:

Brian Bush	President
Peter Bille	Vice-President
Elbert "Bert" Jean	Secretary/Community Outreach
Lee Hanson	Treasurer
Per Suhr	Director of the Architectural Control Committee
Rich Wretschko	Director of Common Areas
Thomas Smith	Director of Covenants
Brad Gleason	Director of Woodmoor Public Safety
Ed Miller	Director of Forestry

From the desk of WPS

In 2018, WPS conducted nearly 12,300 vacation checks for nearly 450 different residents. Although the primary reason for vacation checks is crime prevention, we also discover other problems such as broken/frozen pipes, animals trapped, even sprinkler systems malfunctioning. WPS is pleased we can offer these Vacation Checks to Woodmoor residents. While not

required, this amenity is made possible through the generous contributions that are received from those utilizing this service. In 2018, we saw a decrease of 35% in contributions from the previous year while completing the same amount of checks. For those utilizing this valuable service, please consider a modest monetary contribution to assist with the funding of this service and to ensure we can continue to offer this benefit to residents of Woodmoor.



We respond to almost any complaint or concern received by a Woodmoor resident. If you have any question, concern, or complaint, please call WPS and we will do everything we can to assist you. For example, we've removed a bat from a home, killed a rattlesnake in a log pile, provide winter driving assistance, we can usually unlock your vehicle if you locked your keys in a car and many, many, more. We may not be able to help you on all your calls, but we will do our best to resolve any issue you may have or at least we will be able to guide you to the correct agency that can.

WPS carries vehicle lockout kits, jumper cables, and tow straps in each vehicle. If you need assistance, we will respond. If you become stranded in Woodmoor, we will do our best in rendering assistance getting you home safe or to a shelter.

Did you know WPS offers a safe zone to conduct business for online transactions such as Craigslist? You can arrange to meet at the WPS office for small items, or in cases such as selling furniture, we will come to your residence and provide physical security for the transaction. We can only offer this service in Woodmoor. We cannot accompany you outside of Woodmoor to conduct a transaction.

WPS can conduct a home security inspection, giving recommendations for making your home more secure. It takes approximately 30 minutes and of course it's free.

To ensure that WPS is offering the best possible service available, after someone has requested assistance in Woodmoor, I will be contacting residents asking for feedback on the service provided. I cannot do this on every case and it will be done on a random basis. Feedback is crucial to ensure we are providing prompt, courteous, and professional service to our residents.

If you ever need to contact a WPS officer, please call the WPS mobile phone at **499-9771** or the office at **488-3600**. Please visit us on the WIA website at www.woodmoor.org. You can review WPS monthly reports, sign up for news alerts, and even request a vacation check online.

Working on Exterior Projects?

Please remember that **anything** you do to the exterior of your home or lot must have prior approval of the Architectural Control Committee (ACC). Most projects, such as repaint or color change, window changes, door changes, reroof, etc. can be approved in the WIA office or submitted online with no fees. If your project requires ACC committee approval, they meet twice a month on the second and fourth Tuesday. So please plan ahead.



If you proceed with a project without ACC approval, this becomes a covenant violation, and there is an automatic \$50 fee. If you don't submit the required application after being notified, you can go to a hearing, be subject to a fine, and you could be subject to a \$25 per day fine until the violation is resolved. The WIA can and does enforce these fines with a lien against your property.



Scoop that poop! Keep dogs on a leash!

Please be a responsible dog owner and pick up after your pet.

The WIA receives numerous complaints each month from residents regarding dog feces in the road easements, in their yards, and on our Common Areas.

It is not the WIA's responsibility to clean up after your pet. The WIA does not have the tools, resources, time or finances to clean up after inconsiderate neighbors on Common Areas, private property, or public right of ways. It is the responsibility of the individual that the community continues to be a place for all to enjoy.



Please keep your dog on a leash when walking.

Recently the WIA staff has received numerous complaints about residents walking their dogs off-leash. Although WIA has a rule about dogs being on a leash, which is the same as the County Ordinance, we have no enforcement authority unless we can catch the person in the act. The Humane Society of the Pikes Peak Region can be contacted, and you can file a report with them. They will either send the owner a letter by mail, or they may come out in person and notify the resident of the law. If they receive multiple complaints, a summons can be issued to appear in El Paso County Court.

El Paso County Ordinance states: "It shall be the duty of any owner or keeper of a dog to keep such dog under control, as hereinafter defined, so as to prevent the dog from running at large, becoming a danger to persons or property, or trespassing on the property of another". The ordinance further defines control as: "physical restraint of a pet by means of a leash, cord or similar tether not longer than fifteen (15) feet in length".



Fireworks, Campfires, or
Open Burning are *NEVER*
ALLOWED in Woodmoor.



You could be fined \$5,000
or more for
violating these rules.



NEIGHBORHOOD GARAGE SALE

Are you planning early for your spring cleaning? Or getting ready to move? It's not too early to sign up for the Annual Woodmoor Garage Sale this summer. It's Friday, June 28 and Saturday, June 29 8am-2pm. Register at WoodmoorGarageSale.com. Sponsored by Claire Boynton and Jeff Garlick with Blessings Realty. Questions? Call us at 719-332-8360.

Dates/Times: Friday, 6/28 & Saturday, 6/29, 8am-2pm.

Register: Register as a seller at woodmoorgaragesale.com

Questions: Claire Boynton with Blessings Realty at 719-332-8360

Sponsors: Claire Boynton, Blessings Realty, 719-332-8360

Deadline for Registration: June 21st

Forestry

Another season in Woodmoor forestry is upon us. We plan to offer 3 chipping days to the residents as we have in the past and will continue to pursue all available grant money to provide financial assistance to our residents. We are also currently working to provide new literature and continue to improve our complementary forestry and firewise evaluations. If you would like a free lot evaluation please contact our Forestry Administrator at 719-488-2693 Ext. 4 or matthew@woodmoor.org.

We are in need of more Forestry volunteers! We have a dedicated team of forestry volunteers and staff that would like to impart what knowledge we have. If you are concerned about wildfire in Woodmoor and wish to make a difference for you and your neighbors – Please volunteer! You have the ability to prevent the loss of life and structure in the event of a catastrophic wildfire in Woodmoor.

It has been a number of years since we have had a catastrophic wildfire in our part of Colorado. This leads to complacency, and lack of action. Please note that wildfire is **WHEN** not **IF**. Wildfire is a natural process, and we live in a fire adapted ecosystem. Despite our best efforts there is a high chance that Woodmoor will experience a wildfire. Are you ready? It is your responsibility to take the measures needed to protect yourself and your home - We are here to assist.

Woodmoor staff and volunteers have confirmed multiple cases of Mountain Pine Beetle (MPB) in Woodmoor already this year. We must remain vigilant in early detection of MPB, as it can (and will) kill entire stands of pine trees. The picture to the right, taken from a CSU Extension publication on MPB, shows the effect of an MPB attack on a tree. Ponderosa pines are our most likely target for these insects, and Ponderosa is by far the most dominant cover type in Woodmoor. The best defense against MPB is a healthy forest. Proper spacing and plant health care practices allow most trees to defend itself from limited MPB attack. Overstocked, unhealthy, and drought stressed trees generally succumb to attack. Unfortunately this describes many of the trees in Woodmoor. If you see any signs of bark beetle attack or signs of decline, please call our office so we may send out a volunteer or staff member to diagnose any issues. Failure to remove infected plants will allow for spread of MPB to other trees in the area. **All trees with active MPB must be removed prior to June 1st.** Please help us prevent a landscape level die off due to this preventable insect issue. We will be actively monitoring for MPB throughout the season.



Reminders

Your Woodmoor Board does understand how devastating it can be to lose a pet. Please keep the following in mind:

- ◆ Lost Pet signs should be up no longer than two (2) weeks
- ◆ Please do not post them on other people's property, on road signs, or in WIA Common Areas
- ◆ Please put a date on your sign
- ◆ Do not post on the WIA banner boards

If you have any questions, please contact a WIA staff member or Woodmoor Public Safety (WPS).

WPS does have a bulletin board in their office where they will place notes about lost/found pets.

Sign up for WIA Email Updates

Please sign up on the WIA home page (at the bottom) for WIA email updates and/or to receive the monthly WPS reports sent out by Chief Nielsen. Due to email regulations, you will be asked to verify that you signed up for the email updates.

WIA has approximately half of the residents signed up for the email updates. We **never** sell our email lists, and we only send information that is of importance to the residents—such as notifications of fire bans or other emergencies. Three times per year we send the newsletters out electronically, and we will send a notification that the newsletter is available.



If you have an aol, yahoo, earthlink, or other similar email account, you may have to “white list” WIA, as we are receiving many rejections from those companies, as they seem to think our emails are spam.

Covenants

Woodmoor has one full-time employee who handles Covenants, and that is not his only duty. Some violations take longer to resolve than others, and we work with our residents to find solutions to issues in a timely manner. Please know that all verified complaints are given full and equal treatment, and not all submitted complaints are verifiable. Our verification process is stringent, and we may not catch a violation on the first complaint. We understand that this may be frustrating, but everything we do must be defensible. If you have questions about the process, please call our office at 719-488-2693 Ext. 4.

A few notes on Covenants:

- We **DO NOT** accept anonymous complaints. Once verified WIA becomes the complainant. Unsigned letters slipped into the office mail slot or received by mail about potential violations are not pursued.
- Complaints originate from many sources - it is not always a neighbor! Residents, WIA Staff, WIA Board members, and real estate agents submit complaints.
- Covenants apply to every resident in Woodmoor, and efforts are taken to enforce them equally.
- Our goal is to resolve issues - not to send residents to hearing or fine them. Please work with us to resolve the issue.
- So long as amicable communication is maintained, our administrator can allow for extended time frames for resolution on a case-by-case basis.
- WPS does not initiate covenant violations unless they deem it a public safety issue.
- Please do not ignore a violation notice - it will not go away! All verified covenant violations are pursued until resolved.

Important Dates

April 9 — ACC Meeting, 7pm

April 10 — Covenant Hearings, 6:30pm

April 23 — ACC Meeting, 7pm

April 24 — WIA Board Meeting, 7pm

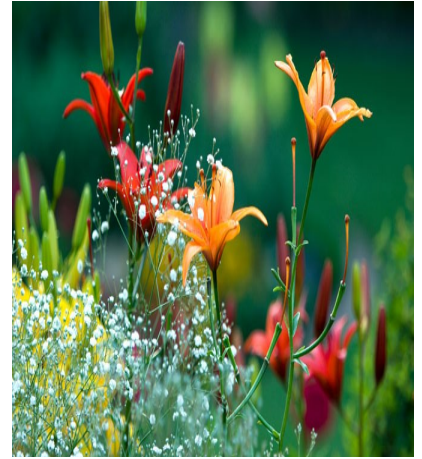
May 7 — ACC Meeting, 7pm

May 8 — Covenant Hearings, 6:30pm

May 21 — ACC Meeting, 7pm

May 22 — WIA Board Meeting, 7pm

May 27 — Memorial Day— WIA Office closed



June 11 — ACC Meeting, 7pm

June 12 — Covenant Hearings, 6:30pm

June 25 — ACC Meeting, 7pm

June 26 — WIA Board Meeting, 7pm

June 28 & 29 — Woodmoor Garage Sale



Woodmoor Board of Directors & Staff

Brian Bush, President

Peter Bille, Vice-President

Lee Hanson, Treasurer

Elbert Jean,
Secretary/Dir. Community
Outreach

Per Suhr, Director of ACC

Rich Wretschko, Dir of Common Areas

Thomas Smith, Dir of Covenants

Brad Gleason, Dir of Public Safety

Ed Miller, Dir of Forestry

Kevin Nielsen, Chief of Public Safety

Denise Cagliaro, HOA Administrator

Matthew Nelson, Covenants/Forestry

Bob Pearsall, Architectural Control/Common
Areas

Amber Potter, Bookkeeping/Barn Rentals

Office hours: Monday through Thursday 8 am to 4 pm, Friday 8 am to noon.